

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the seventh day of September 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman
Rebecca Anderson, Vice-Chair
John P. Gober, Member
Lawrence Korzeniewski, Member
Michael Myszka, Member
Steven Socha, Member
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer
George Pease, Asst. Building & Zoning Inspector
Mary Nowak, Recording Secretary

September 7, 2005

Planning Board Members: Stanley J. Keysa, Chairman
Rebecca Anderson
John P. Gober
Lawrence Korzeniewski
Michael Myszka
Steven Socha
Melvin Szymanski

Town Board Members: Robert H. Giza
Daniel Amatura
Mark A. Montour
Ronald Ruffino, Sr.
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Highway Superintendent: Richard L. Reese, Jr.

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held September 7, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:34 PM. Motion was made by Lawrence Korzeniewski to approve the minutes from the August 17, 2005 Planning Board Meeting. Motion was seconded by Steven Socha and unanimously carried.

COMMUNICATIONS:

ACTION ITEMS -

PRELIMINARY PLAT PLAN - LARKSPUR EAST PATIO HOMES, PROPOSED 10 LOTS LOCATED ON PRIMROSE LANE. DEVELOPER ALBERT V. RANDACCIO BUILDER, INC. PROJECT NO. 5039. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN, INC.

William Tuyn, Greenman-Pedersen, presented to the Planning Board the Preliminary Plat Plan for ten patio homes on Primrose Lane. Mr. Tuyn stated that this plan is consistent with the sketch plan for this project, however, this plan shows an “L” turnaround at the end of the street instead of a “T”. This project will have private sewers and private water. A pump will be installed in a wetwell below ground. There will be no pump station building. Drainage will run into the existing pond. Chair Keysa referred to Com. 9-7-15 from Bowmansville Fire Chief Lawniczak regarding comments on this project. Mr. Tuyn stated that the average size of the patio homes will be about 1,600 sq. ft. with at least 15 feet between the homes. The one-side parking issue will need to be addressed after the project is built.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the preliminary plat plan to the Town Board as presented. Motion seconded by Melvin Szymanski and unanimously carried.

SKETCH PLAN REVIEW - PROPOSED FAIRWAY HILLS SUBDIVISION PHASE II. PROPOSED EIGHT BUILDING LOTS LOCATED ON FAIRWAY DRIVE. PROJECT NO. 5044. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN.

William Tuyn, Greenman-Pedersen, presented to the Planning Board the sketch plan for eight proposed building lots on Fairway Drive located south of William Street adjacent to Summerfield Farms subdivision. Mr. Tuyn told the Planning Board that sewers will be brought in from the west for this project. The plan shows a cul-de-sac at the end of the street. The Planning Board felt that this design does not promote internal circulation and suggested that the cul-de-sac be eliminated. An "S" curve and a connecting street were suggested instead of the cul-de-sac. Member Anderson commented on the condition of the sewer crossing at Avian Way and William Street. She stated that the area has unprotected soil and is a mess. Mr. Tuyn told the Planning Board that the developer is no longer responsible for that area. Member Anderson stated that this area has been in this condition for at least the past two years. Member Myszka made a motion to not approve the sketch plan as presented, but there was no second on the motion.

DETERMINATION

Based on the information provided to the Planning Board, Rebecca Anderson made a motion to table this project to a future Planning Board Meeting. The Planning Board would like to see a redesign of this project with a connecting street. The Planning Board suggested connecting Fairway Drive and Avian Way. Motion was seconded by Michael Myszka and unanimously carried.

SKETCH PLAN REVIEW - PLEASANT MEADOWS SUBDIVISION PHASE II, PROPOSED 119 BUILDING LOTS ON THE SOUTH SIDE OF PLEASANTVIEW DRIVE, WEST OF FORTON DRIVE. PROJECT NO. 9704. CONTACT PERSON: WILLIAM TUYN, GREENMAN-PEDERSEN.

Member Rebecca Anderson recused herself from this project. Although the NYSDEC has issued permits for this project, there are still some issues.

William Tuyn, Greenman-Pedersen, and Victor Martucci presented to the Planning Board the sketch plan for 119 building lots directly across from Phase I of this project. This phase of the project is zoned R-2. The building lots will be 60 ft. to 65 ft. wide. Member Myszka asked if the traffic study has been done. Mr. Martucci stated that this project is covered under the 5-year study that was done, and that the traffic density came in lower than expected due to the elimination of the apartment buildings that were part of the originally proposed plan. Chair Keysa told the Planning Board that he and Town Engineer Robert Labenski attended a meeting of the GBN-RTC. He explained that Erie County needs to define what they want regarding a traffic study: primary intersections or all roads that empty into collector roads. It may be a year before the results are available. Town Engineer Robert Labenski told the Planning Board that the intersection of Pleasantview Drive and Harris Hill Road is scheduled to be redone with established turning lanes. The Planning Board stated that this phase of the project needs to connect with Seneca Place as soon as possible for fire protection purposes.

DETERMINATION

Based on the information provided to the Planning Board, John Gober made a motion to recommend approval of the sketch plan to the Town Board with the following condition: 1.) Seneca Place connection to be part of the deed of this phase of the subdivision. Motion seconded by Melvin Szymanski and carried by a vote of five ayes and one nay with Member Anderson abstaining from the vote.

SKETCH PLAN REVIEW - PROPOSED 104 PATIO HOMES ON THE SOUTH SIDE OF PLEASANTVIEW DRIVE, EAST OF FORTON DRIVE AND WEST OF STONY BROOK DRIVE. PROJECT NO. 7040
CONTACT PERSON: WILLIAM TUYN, GREENMAN PEDERSEN.

At the request of the applicant, this project was tabled at the July 20, 2005 Planning Board Meeting and also at the August 17, 2005 Planning Board Meeting.

At the request of the applicant, this project is tabled to the next Planning Board Meeting on September 21, 2005. Chair Keysa informed the applicant that at the August 17, 2005 Planning Board Meeting the Planning Board members were polled regarding street widths and curbs, and that they unanimously agreed on a street width of 28-feet with upright curbs. However, Chair Keysa suggested to both the Planning Board and the developer that a street width of 28-feet with "L" shaped curbs might be acceptable. The developer stated that he would take this suggestion under consideration. Michael Myszka made a motion to table this project to the next Planning Board Meeting on September 21, 2005. Motion seconded by Steven Socha and unanimously carried.

OTHER MATTERS -

Chair Keysa referred to Com. 9-7-18 and Com. 9-7-21 which suggest that the Town of Lancaster request the New York State Dept. of Transportation (NYSDOT) to add Walden Avenue as an Access Highway east of Cemetery Road to the Genesee Street Rt. 33 intersection to permit use of 53-ft. trucks in this business corridor. Chair Keysa asked the Planning Board for a motion to recommend to the Town Board that a letter be sent to the NYSDOT asking that Walden Avenue east of Cemetery Road to the Genesee Street Rt.33 intersection be added as an Access Highway and that the Town Board coordinate with the Town of Alden. Motion was made by Michael Myszka, seconded by Lawrence Korzeniewski and unanimously carried.

Chair Keysa told the Planning Board that LaFarge has removed their processing plant on Genesee St. and will be restoring the land. There has been some discussion between LaFarge and the Town of Lancaster Recreation Dept. regarding turning this land over to the Town of Lancaster for use by the Recreation Dept. LaFarge also has about 97 acres of industrial-zoned land between Cemetery Road and Pavement Road. Chair Keysa asked the Planning Board to consider uses for the land between Cemetery Road and Pavement Road other than industrial or residential. Chair Keysa asked Town Engineer Robert Labenski to provide the Planning Board with aerial photos of this area for the next Planning Board meeting.

Cemetery Road Townline Fire Substation - Member Anderson informed the Planning Board that the area behind the new substation which lies in a floodplain has been filled in to install a new septic system. This was done without a wetland permit. She was told by Building Inspector Jeffrey Simme that his office did not issue a building permit for that project.

At 9:07 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by Melvin Szymanski and unanimously carried.

